GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department - Eluru Municipal Corporation - Change of land use from Residential use to Commercial use in T.S.No.332 of Eluru to an extent of 793.026 Sq.Mts. applied by Smt. Ch.Ganga Bhavani - Draft Variation - Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.133 Dated: 18.10.2023

Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.5868/2016/R2, Dt:04.01.2017.
2. Govt. Memo.No.459226/H1/2017, Dated:11.04.2017.
3. From the DTCP, AP, Guntur, Lr.Roc.No.5868/2016/R2, Dt:15.05.2017.
4. Govt. Memo.No.459226/H1/2017, Dated:12.09.2017.
5. From the DTCP, AP, Guntur, Lr.Roc.No.5868/2016/R2, Dt:10.07.2018.
6. Govt. Memo No.11411/I2/2011, MA&UD(I2)Dept., dt:30.06.2012.
7. Govt. Memo.No.459226/H1/2017, Dated:23.07.2018.
8. AP Extraordinary Gazette No.408, Part-I, dt.24.07.2018.
9. From the DTCP, A.P., Guntur, Lr.Roc.No.19022(32)/8/2018-RJDR(5868/2016), dt.17.10.2021.
10. Representation of Smt. Ch.Ganga Bhavani W/o Kedareesh dt.15.05.2023.
11. Govt. Memo No.459226/H1/2017, dt.12.06.2023.
12. From the Director of Town & Country Planning, Mangalagiri Lr.RoC.No.19022 (32)/8/2018-RJDR, dt.12.09.2023.

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ORDER:-

The Draft variation to the land envisaged in Eluru General Town Planning Scheme, issued in reference 7th read above was published in Extra-ordinary Andhra Pradesh Gazette No.408, Part-I, dated.23.07.2018. The Director of Town & Country Planning, AP in the reference 5th and 12th read above has submitted that, the Commissioner, Eluru Municipal Corporation, Eluru has informed that the applicant has paid total amount of Rs.3,70,110/- (i.e. Rs.31,721/- on 11.01.2018 and Rs.3,38,380/- on 01.08.2023) towards development / conversion charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP in the reference 9th read above, has submitted that, the Commissioner, Eluru Municipal Corporation, Eluru has informed that, they have published the draft variation appendix notification pertaining to change of land use in The Hindu (English version) and in Sakshi (Telugu version) on 10.11.2018

(P.T.O.)

respectively calling for objections/ suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulated time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e.,18.10.2023.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Mangalagiri, Guntur Dist.
The Commissioner, Eluru Municipal Corporation, Eluru District.

Copy to :
The individual through Commissioner, Eluru Municipal Corporation, W.G. District.
The District Collector, Eluru, Eluru District.
Sc/Sf.(E-267283)

// FORWARDED :: BY :: ORDER //

P.v.s. Lough
SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., Dated:25.07.1975 proposed to make in exercise of the powers conferred by Section 15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016) is hereby published as required by sub-section (4) of the said section.

VARIATION

The site in T.S.No.332 of Eluru town, Eluru District to an extent of 793.026 Sq.mts and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Eluru sanctioned in G.O.Ms.No.312, MA, Dt:25.07.1975 is now designated for Commercial use by variation of change of land use basing on the Council Resolution No.41 of 2016, dated:28.07.2018 and marked as "A to D" in the revised part proposed land use map bearing G.T.P.No.17/2018/R available in the Municipal Corporation Office, Eluru, subject to the following conditions that:

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1. The applicant shall obtain prior technical clearance from the Competent Authority before commencement of any development at the site under reference.
2. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Apartment of S.V.K.T.S. Towers.

East : Site of Majeti vari.

South : House of Smt.M.Sasiamma.

West : Existing 76'-0" wide road (60'-0" wide road as per Master Plan)

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

P.v.s Lakshmi

SECTION OFFICER